

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MICHIGAN

MI

Factor 1: Renter Poverty Households 1990	281,605
Factor 1: Renter Poverty Households 2000	231,261
Factor 1: Vacancy Rate 1990	7.2
Factor 1: Vacancy Rate 2000	7
Factors 2 & 4: Rental Housing with Problems 1990	409,137
Factors 2 & 4: Rental Housing with Problems 2000	377,777
Factor 4: Construction Cost Index 2001	100
Factor 4: Construction Cost Index 2002	100
Factor 3: Poverty Families Renting Pre-1950 Units 1990	67,230
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	72,702
Factor 5: Poverty Families 1990	251,687
Factor 5: Poverty Families 2000	192,376
Factor 6: Population 1990	9,295,297
Factor 6: Population 2000	9,938,444
Factor 6: Per Capita Income 1990	\$14,154
Factor 6: Per Capita Income 2000	\$22,168

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ANN ARBOR

MI

Factor 1: Renter Poverty Households 1990	5,610
Factor 1: Renter Poverty Households 2000	6,417
Factor 1: Vacancy Rate 1990	6
Factor 1: Vacancy Rate 2000	2.9
Factors 2 & 4: Rental Housing with Problems 1990	11,351
Factors 2 & 4: Rental Housing with Problems 2000	11,900
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	114
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	1,534
Factor 5: Poverty Families 1990	1,283
Factor 5: Poverty Families 2000	1,014
Factor 6: Population 1990	109,592
Factor 6: Population 2000	114,024
Factor 6: Per Capita Income 1990	\$17,786
Factor 6: Per Capita Income 2000	\$26,419

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

BATTLE CREEK

MI

Factor 1: Renter Poverty Households 1990	2,563
Factor 1: Renter Poverty Households 2000	1,902
Factor 1: Vacancy Rate 1990	9
Factor 1: Vacancy Rate 2000	12.7
Factors 2 & 4: Rental Housing with Problems 1990	3,820
Factors 2 & 4: Rental Housing with Problems 2000	2,851
Factor 4: Construction Cost Index 2001	101
Factor 4: Construction Cost Index 2002	101
Factor 3: Poverty Families Renting Pre-1950 Units 1990	694
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	758
Factor 5: Poverty Families 1990	1,992
Factor 5: Poverty Families 2000	1,434
Factor 6: Population 1990	53,540
Factor 6: Population 2000	53,364
Factor 6: Per Capita Income 1990	\$12,963
Factor 6: Per Capita Income 2000	\$18,424

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

BAY CITY

MI

Factor 1: Renter Poverty Households 1990	2,110
Factor 1: Renter Poverty Households 2000	1,455
Factor 1: Vacancy Rate 1990	5.3
Factor 1: Vacancy Rate 2000	7.4
Factors 2 & 4: Rental Housing with Problems 1990	2,297
Factors 2 & 4: Rental Housing with Problems 2000	1,657
Factor 4: Construction Cost Index 2001	96
Factor 4: Construction Cost Index 2002	96
Factor 3: Poverty Families Renting Pre-1950 Units 1990	685
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	776
Factor 5: Poverty Families 1990	1,505
Factor 5: Poverty Families 2000	972
Factor 6: Population 1990	38,936
Factor 6: Population 2000	36,817
Factor 6: Per Capita Income 1990	\$10,782
Factor 6: Per Capita Income 2000	\$16,550

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

BENTON HARBOR

MI

Factor 1: Renter Poverty Households 1990	1,998
Factor 1: Renter Poverty Households 2000	1,303
Factor 1: Vacancy Rate 1990	8.3
Factor 1: Vacancy Rate 2000	9.5
Factors 2 & 4: Rental Housing with Problems 1990	1,954
Factors 2 & 4: Rental Housing with Problems 2000	1,402
Factor 4: Construction Cost Index 2001	101
Factor 4: Construction Cost Index 2002	101
Factor 3: Poverty Families Renting Pre-1950 Units 1990	458
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	481
Factor 5: Poverty Families 1990	1,646
Factor 5: Poverty Families 2000	1,044
Factor 6: Population 1990	12,818
Factor 6: Population 2000	11,182
Factor 6: Per Capita Income 1990	\$5,622
Factor 6: Per Capita Income 2000	\$8,965

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

CANTON TWP

MI

Factor 1: Renter Poverty Households 1990	667
Factor 1: Renter Poverty Households 2000	564
Factor 1: Vacancy Rate 1990	7.1
Factor 1: Vacancy Rate 2000	6.4
Factors 2 & 4: Rental Housing with Problems 1990	1,487
Factors 2 & 4: Rental Housing with Problems 2000	1,791
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	31
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	14
Factor 5: Poverty Families 1990	640
Factor 5: Poverty Families 2000	608
Factor 6: Population 1990	57,040
Factor 6: Population 2000	76,366
Factor 6: Per Capita Income 1990	\$16,954
Factor 6: Per Capita Income 2000	\$28,609

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

CLINTON TWP

MI

Factor 1: Renter Poverty Households 1990	1,159
Factor 1: Renter Poverty Households 2000	1,651
Factor 1: Vacancy Rate 1990	8.5
Factor 1: Vacancy Rate 2000	5.8
Factors 2 & 4: Rental Housing with Problems 1990	3,134
Factors 2 & 4: Rental Housing with Problems 2000	4,195
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	49
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	50
Factor 5: Poverty Families 1990	1,061
Factor 5: Poverty Families 2000	1,079
Factor 6: Population 1990	85,866
Factor 6: Population 2000	95,648
Factor 6: Per Capita Income 1990	\$16,864
Factor 6: Per Capita Income 2000	\$25,758

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

DEARBORN

MI

Factor 1: Renter Poverty Households 1990	1,959
Factor 1: Renter Poverty Households 2000	2,554
Factor 1: Vacancy Rate 1990	7.3
Factor 1: Vacancy Rate 2000	6
Factors 2 & 4: Rental Housing with Problems 1990	3,605
Factors 2 & 4: Rental Housing with Problems 2000	4,762
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	751
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	1,154
Factor 5: Poverty Families 1990	1,952
Factor 5: Poverty Families 2000	2,929
Factor 6: Population 1990	89,286
Factor 6: Population 2000	97,775
Factor 6: Per Capita Income 1990	\$16,852
Factor 6: Per Capita Income 2000	\$21,488

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

DEARBORN HEIGHTS

MI

Factor 1: Renter Poverty Households 1990	440
Factor 1: Renter Poverty Households 2000	390
Factor 1: Vacancy Rate 1990	2.6
Factor 1: Vacancy Rate 2000	4.5
Factors 2 & 4: Rental Housing with Problems 1990	1,409
Factors 2 & 4: Rental Housing with Problems 2000	1,179
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	113
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	74
Factor 5: Poverty Families 1990	684
Factor 5: Poverty Families 2000	694
Factor 6: Population 1990	60,838
Factor 6: Population 2000	58,264
Factor 6: Per Capita Income 1990	\$16,493
Factor 6: Per Capita Income 2000	\$22,829

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

DETROIT

MI

Factor 1: Renter Poverty Households 1990	84,473
Factor 1: Renter Poverty Households 2000	54,870
Factor 1: Vacancy Rate 1990	8.2
Factor 1: Vacancy Rate 2000	8.6
Factors 2 & 4: Rental Housing with Problems 1990	96,925
Factors 2 & 4: Rental Housing with Problems 2000	70,157
Factor 4: Construction Cost Index 2001	107
Factor 4: Construction Cost Index 2002	107
Factor 3: Poverty Families Renting Pre-1950 Units 1990	30,694
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	27,812
Factor 5: Poverty Families 1990	71,673
Factor 5: Poverty Families 2000	47,920
Factor 6: Population 1990	1,027,974
Factor 6: Population 2000	951,270
Factor 6: Per Capita Income 1990	\$9,443
Factor 6: Per Capita Income 2000	\$14,717

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

EAST LANSING

MI

Factor 1: Renter Poverty Households 1990	3,715
Factor 1: Renter Poverty Households 2000	4,468
Factor 1: Vacancy Rate 1990	7
Factor 1: Vacancy Rate 2000	6.1
Factors 2 & 4: Rental Housing with Problems 1990	4,971
Factors 2 & 4: Rental Housing with Problems 2000	6,163
Factor 4: Construction Cost Index 2001	101
Factor 4: Construction Cost Index 2002	101
Factor 3: Poverty Families Renting Pre-1950 Units 1990	90
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	578
Factor 5: Poverty Families 1990	683
Factor 5: Poverty Families 2000	569
Factor 6: Population 1990	50,677
Factor 6: Population 2000	46,525
Factor 6: Per Capita Income 1990	\$11,212
Factor 6: Per Capita Income 2000	\$16,333

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

FARMINGTON HILLS

MI

Factor 1: Renter Poverty Households 1990	636
Factor 1: Renter Poverty Households 2000	901
Factor 1: Vacancy Rate 1990	9.5
Factor 1: Vacancy Rate 2000	4.9
Factors 2 & 4: Rental Housing with Problems 1990	2,952
Factors 2 & 4: Rental Housing with Problems 2000	3,882
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	35
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	27
Factor 5: Poverty Families 1990	340
Factor 5: Poverty Families 2000	529
Factor 6: Population 1990	74,652
Factor 6: Population 2000	82,111
Factor 6: Per Capita Income 1990	\$25,499
Factor 6: Per Capita Income 2000	\$36,134

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

FLINT

MI

Factor 1: Renter Poverty Households 1990	11,235
Factor 1: Renter Poverty Households 2000	8,154
Factor 1: Vacancy Rate 1990	7.9
Factor 1: Vacancy Rate 2000	13.4
Factors 2 & 4: Rental Housing with Problems 1990	13,678
Factors 2 & 4: Rental Housing with Problems 2000	10,112
Factor 4: Construction Cost Index 2001	99
Factor 4: Construction Cost Index 2002	99
Factor 3: Poverty Families Renting Pre-1950 Units 1990	2,742
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	2,667
Factor 5: Poverty Families 1990	9,868
Factor 5: Poverty Families 2000	7,017
Factor 6: Population 1990	140,761
Factor 6: Population 2000	124,943
Factor 6: Per Capita Income 1990	\$10,415
Factor 6: Per Capita Income 2000	\$15,733

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

GRAND RAPIDS

MI

Factor 1: Renter Poverty Households 1990	8,028
Factor 1: Renter Poverty Households 2000	7,652
Factor 1: Vacancy Rate 1990	7.6
Factor 1: Vacancy Rate 2000	6.9
Factors 2 & 4: Rental Housing with Problems 1990	12,612
Factors 2 & 4: Rental Housing with Problems 2000	12,628
Factor 4: Construction Cost Index 2001	89
Factor 4: Construction Cost Index 2002	88
Factor 3: Poverty Families Renting Pre-1950 Units 1990	2,943
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	3,788
Factor 5: Poverty Families 1990	5,807
Factor 5: Poverty Families 2000	5,327
Factor 6: Population 1990	189,126
Factor 6: Population 2000	197,800
Factor 6: Per Capita Income 1990	\$12,070
Factor 6: Per Capita Income 2000	\$17,661

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

HOLLAND

MI

Factor 1: Renter Poverty Households 1990	828
Factor 1: Renter Poverty Households 2000	811
Factor 1: Vacancy Rate 1990	7.7
Factor 1: Vacancy Rate 2000	3.7
Factors 2 & 4: Rental Housing with Problems 1990	1,337
Factors 2 & 4: Rental Housing with Problems 2000	1,452
Factor 4: Construction Cost Index 2001	95
Factor 4: Construction Cost Index 2002	95
Factor 3: Poverty Families Renting Pre-1950 Units 1990	275
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	208
Factor 5: Poverty Families 1990	614
Factor 5: Poverty Families 2000	535
Factor 6: Population 1990	30,745
Factor 6: Population 2000	35,048
Factor 6: Per Capita Income 1990	\$13,344
Factor 6: Per Capita Income 2000	\$18,823

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

JACKSON

MI

Factor 1: Renter Poverty Households 1990	2,505
Factor 1: Renter Poverty Households 2000	2,009
Factor 1: Vacancy Rate 1990	6.7
Factor 1: Vacancy Rate 2000	8.1
Factors 2 & 4: Rental Housing with Problems 1990	2,915
Factors 2 & 4: Rental Housing with Problems 2000	2,539
Factor 4: Construction Cost Index 2001	100
Factor 4: Construction Cost Index 2002	99
Factor 3: Poverty Families Renting Pre-1950 Units 1990	838
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	990
Factor 5: Poverty Families 1990	1,977
Factor 5: Poverty Families 2000	1,318
Factor 6: Population 1990	37,446
Factor 6: Population 2000	36,316
Factor 6: Per Capita Income 1990	\$10,410
Factor 6: Per Capita Income 2000	\$15,230

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

KALAMAZOO

MI

Factor 1: Renter Poverty Households 1990	5,794
Factor 1: Renter Poverty Households 2000	5,491
Factor 1: Vacancy Rate 1990	6.3
Factor 1: Vacancy Rate 2000	7
Factors 2 & 4: Rental Housing with Problems 1990	7,385
Factors 2 & 4: Rental Housing with Problems 2000	7,268
Factor 4: Construction Cost Index 2001	101
Factor 4: Construction Cost Index 2002	101
Factor 3: Poverty Families Renting Pre-1950 Units 1990	1,299
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	1,540
Factor 5: Poverty Families 1990	3,209
Factor 5: Poverty Families 2000	1,957
Factor 6: Population 1990	80,277
Factor 6: Population 2000	77,145
Factor 6: Per Capita Income 1990	\$11,956
Factor 6: Per Capita Income 2000	\$16,897

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

LANSING

MI

Factor 1: Renter Poverty Households 1990	7,359
Factor 1: Renter Poverty Households 2000	5,911
Factor 1: Vacancy Rate 1990	7.2
Factor 1: Vacancy Rate 2000	7.5
Factors 2 & 4: Rental Housing with Problems 1990	9,576
Factors 2 & 4: Rental Housing with Problems 2000	8,575
Factor 4: Construction Cost Index 2001	101
Factor 4: Construction Cost Index 2002	101
Factor 3: Poverty Families Renting Pre-1950 Units 1990	1,621
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	1,686
Factor 5: Poverty Families 1990	5,239
Factor 5: Poverty Families 2000	3,757
Factor 6: Population 1990	127,321
Factor 6: Population 2000	119,128
Factor 6: Per Capita Income 1990	\$12,232
Factor 6: Per Capita Income 2000	\$17,924

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

LINCOLN PARK

MI

Factor 1: Renter Poverty Households 1990	613
Factor 1: Renter Poverty Households 2000	609
Factor 1: Vacancy Rate 1990	6.8
Factor 1: Vacancy Rate 2000	5.5
Factors 2 & 4: Rental Housing with Problems 1990	1,282
Factors 2 & 4: Rental Housing with Problems 2000	1,072
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	101
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	174
Factor 5: Poverty Families 1990	724
Factor 5: Poverty Families 2000	645
Factor 6: Population 1990	41,832
Factor 6: Population 2000	40,008
Factor 6: Per Capita Income 1990	\$13,338
Factor 6: Per Capita Income 2000	\$20,140

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

LIVONIA

MI

Factor 1: Renter Poverty Households 1990	446
Factor 1: Renter Poverty Households 2000	525
Factor 1: Vacancy Rate 1990	7.6
Factor 1: Vacancy Rate 2000	2.7
Factors 2 & 4: Rental Housing with Problems 1990	1,461
Factors 2 & 4: Rental Housing with Problems 2000	1,554
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	8
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	38
Factor 5: Poverty Families 1990	476
Factor 5: Poverty Families 2000	553
Factor 6: Population 1990	100,850
Factor 6: Population 2000	100,545
Factor 6: Per Capita Income 1990	\$19,145
Factor 6: Per Capita Income 2000	\$27,923

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MIDLAND

MI

Factor 1: Renter Poverty Households 1990	1,043
Factor 1: Renter Poverty Households 2000	1,186
Factor 1: Vacancy Rate 1990	4.6
Factor 1: Vacancy Rate 2000	6.9
Factors 2 & 4: Rental Housing with Problems 1990	1,667
Factors 2 & 4: Rental Housing with Problems 2000	2,021
Factor 4: Construction Cost Index 2001	96
Factor 4: Construction Cost Index 2002	97
Factor 3: Poverty Families Renting Pre-1950 Units 1990	106
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	132
Factor 5: Poverty Families 1990	630
Factor 5: Poverty Families 2000	605
Factor 6: Population 1990	38,053
Factor 6: Population 2000	41,685
Factor 6: Per Capita Income 1990	\$19,274
Factor 6: Per Capita Income 2000	\$26,818

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MUSKEGON

MI

Factor 1: Renter Poverty Households 1990	2,646
Factor 1: Renter Poverty Households 2000	1,927
Factor 1: Vacancy Rate 1990	8
Factor 1: Vacancy Rate 2000	7.9
Factors 2 & 4: Rental Housing with Problems 1990	3,374
Factors 2 & 4: Rental Housing with Problems 2000	2,705
Factor 4: Construction Cost Index 2001	95
Factor 4: Construction Cost Index 2002	95
Factor 3: Poverty Families Renting Pre-1950 Units 1990	881
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	576
Factor 5: Poverty Families 1990	2,131
Factor 5: Poverty Families 2000	1,453
Factor 6: Population 1990	40,283
Factor 6: Population 2000	40,105
Factor 6: Per Capita Income 1990	\$8,890
Factor 6: Per Capita Income 2000	\$14,283

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MUSKEGON HTS

MI

Factor 1: Renter Poverty Households 1990	1,244
Factor 1: Renter Poverty Households 2000	868
Factor 1: Vacancy Rate 1990	9
Factor 1: Vacancy Rate 2000	8.6
Factors 2 & 4: Rental Housing with Problems 1990	1,305
Factors 2 & 4: Rental Housing with Problems 2000	997
Factor 4: Construction Cost Index 2001	95
Factor 4: Construction Cost Index 2002	95
Factor 3: Poverty Families Renting Pre-1950 Units 1990	318
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	454
Factor 5: Poverty Families 1990	1,116
Factor 5: Poverty Families 2000	766
Factor 6: Population 1990	13,176
Factor 6: Population 2000	12,049
Factor 6: Per Capita Income 1990	\$7,265
Factor 6: Per Capita Income 2000	\$12,456

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

NORTON SHORES

MI

Factor 1: Renter Poverty Households 1990	207
Factor 1: Renter Poverty Households 2000	116
Factor 1: Vacancy Rate 1990	12.1
Factor 1: Vacancy Rate 2000	5.6
Factors 2 & 4: Rental Housing with Problems 1990	363
Factors 2 & 4: Rental Housing with Problems 2000	217
Factor 4: Construction Cost Index 2001	95
Factor 4: Construction Cost Index 2002	95
Factor 3: Poverty Families Renting Pre-1950 Units 1990	36
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	46
Factor 5: Poverty Families 1990	310
Factor 5: Poverty Families 2000	236
Factor 6: Population 1990	21,755
Factor 6: Population 2000	22,527
Factor 6: Per Capita Income 1990	\$15,379
Factor 6: Per Capita Income 2000	\$22,713

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

PONTIAC

MI

Factor 1: Renter Poverty Households 1990	5,044
Factor 1: Renter Poverty Households 2000	3,684
Factor 1: Vacancy Rate 1990	7.4
Factor 1: Vacancy Rate 2000	8.6
Factors 2 & 4: Rental Housing with Problems 1990	6,206
Factors 2 & 4: Rental Housing with Problems 2000	5,485
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	1,117
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	950
Factor 5: Poverty Families 1990	4,089
Factor 5: Poverty Families 2000	2,769
Factor 6: Population 1990	71,136
Factor 6: Population 2000	66,337
Factor 6: Per Capita Income 1990	\$9,844
Factor 6: Per Capita Income 2000	\$15,842

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

PORTAGE

MI

Factor 1: Renter Poverty Households 1990	498
Factor 1: Renter Poverty Households 2000	579
Factor 1: Vacancy Rate 1990	8.4
Factor 1: Vacancy Rate 2000	5.2
Factors 2 & 4: Rental Housing with Problems 1990	1,298
Factors 2 & 4: Rental Housing with Problems 2000	1,788
Factor 4: Construction Cost Index 2001	101
Factor 4: Construction Cost Index 2002	101
Factor 3: Poverty Families Renting Pre-1950 Units 1990	26
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	22
Factor 5: Poverty Families 1990	316
Factor 5: Poverty Families 2000	375
Factor 6: Population 1990	41,042
Factor 6: Population 2000	44,897
Factor 6: Per Capita Income 1990	\$17,602
Factor 6: Per Capita Income 2000	\$25,414

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

PORT HURON

MI

Factor 1: Renter Poverty Households 1990	2,283
Factor 1: Renter Poverty Households 2000	1,746
Factor 1: Vacancy Rate 1990	7.5
Factor 1: Vacancy Rate 2000	7.9
Factors 2 & 4: Rental Housing with Problems 1990	3,160
Factors 2 & 4: Rental Housing with Problems 2000	2,431
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	722
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	636
Factor 5: Poverty Families 1990	1,775
Factor 5: Poverty Families 2000	1,077
Factor 6: Population 1990	33,694
Factor 6: Population 2000	32,338
Factor 6: Per Capita Income 1990	\$11,210
Factor 6: Per Capita Income 2000	\$17,100

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

REDFORD

MI

Factor 1: Renter Poverty Households 1990	208
Factor 1: Renter Poverty Households 2000	241
Factor 1: Vacancy Rate 1990	2.4
Factor 1: Vacancy Rate 2000	2
Factors 2 & 4: Rental Housing with Problems 1990	824
Factors 2 & 4: Rental Housing with Problems 2000	740
Factor 4: Construction Cost Index 2001	107
Factor 4: Construction Cost Index 2002	107
Factor 3: Poverty Families Renting Pre-1950 Units 1990	24
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	56
Factor 5: Poverty Families 1990	441
Factor 5: Poverty Families 2000	434
Factor 6: Population 1990	54,387
Factor 6: Population 2000	51,622
Factor 6: Per Capita Income 1990	\$15,050
Factor 6: Per Capita Income 2000	\$22,263

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ROCHESTER HILLS

MI

Factor 1: Renter Poverty Households 1990	388
Factor 1: Renter Poverty Households 2000	461
Factor 1: Vacancy Rate 1990	9.5
Factor 1: Vacancy Rate 2000	5.6
Factors 2 & 4: Rental Housing with Problems 1990	1,466
Factors 2 & 4: Rental Housing with Problems 2000	1,953
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	12
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	21
Factor 5: Poverty Families 1990	287
Factor 5: Poverty Families 2000	431
Factor 6: Population 1990	61,766
Factor 6: Population 2000	68,825
Factor 6: Per Capita Income 1990	\$23,209
Factor 6: Per Capita Income 2000	\$35,070

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ROSEVILLE

MI

Factor 1: Renter Poverty Households 1990	627
Factor 1: Renter Poverty Households 2000	882
Factor 1: Vacancy Rate 1990	3.9
Factor 1: Vacancy Rate 2000	2.8
Factors 2 & 4: Rental Housing with Problems 1990	1,835
Factors 2 & 4: Rental Housing with Problems 2000	1,785
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	60
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	111
Factor 5: Poverty Families 1990	678
Factor 5: Poverty Families 2000	776
Factor 6: Population 1990	51,412
Factor 6: Population 2000	48,129
Factor 6: Per Capita Income 1990	\$13,437
Factor 6: Per Capita Income 2000	\$19,823

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ROYAL OAK

MI

Factor 1: Renter Poverty Households 1990	813
Factor 1: Renter Poverty Households 2000	832
Factor 1: Vacancy Rate 1990	4.2
Factor 1: Vacancy Rate 2000	4.5
Factors 2 & 4: Rental Housing with Problems 1990	2,679
Factors 2 & 4: Rental Housing with Problems 2000	2,495
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	114
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	142
Factor 5: Poverty Families 1990	507
Factor 5: Poverty Families 2000	294
Factor 6: Population 1990	65,410
Factor 6: Population 2000	60,062
Factor 6: Per Capita Income 1990	\$18,065
Factor 6: Per Capita Income 2000	\$30,990

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

SAGINAW

MI

Factor 1: Renter Poverty Households 1990	5,880
Factor 1: Renter Poverty Households 2000	3,828
Factor 1: Vacancy Rate 1990	5.9
Factor 1: Vacancy Rate 2000	7.7
Factors 2 & 4: Rental Housing with Problems 1990	6,604
Factors 2 & 4: Rental Housing with Problems 2000	4,239
Factor 4: Construction Cost Index 2001	96
Factor 4: Construction Cost Index 2002	97
Factor 3: Poverty Families Renting Pre-1950 Units 1990	1,776
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	1,650
Factor 5: Poverty Families 1990	5,102
Factor 5: Poverty Families 2000	3,772
Factor 6: Population 1990	69,512
Factor 6: Population 2000	61,799
Factor 6: Per Capita Income 1990	\$8,944
Factor 6: Per Capita Income 2000	\$13,816

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ST CLAIR SHORES

MI

Factor 1: Renter Poverty Households 1990	383
Factor 1: Renter Poverty Households 2000	468
Factor 1: Vacancy Rate 1990	3.9
Factor 1: Vacancy Rate 2000	4.2
Factors 2 & 4: Rental Housing with Problems 1990	1,640
Factors 2 & 4: Rental Housing with Problems 2000	1,453
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	52
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	74
Factor 5: Poverty Families 1990	500
Factor 5: Poverty Families 2000	448
Factor 6: Population 1990	68,107
Factor 6: Population 2000	63,096
Factor 6: Per Capita Income 1990	\$16,690
Factor 6: Per Capita Income 2000	\$25,009

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

SOUTHFIELD

MI

Factor 1: Renter Poverty Households 1990	1,384
Factor 1: Renter Poverty Households 2000	1,732
Factor 1: Vacancy Rate 1990	11.4
Factor 1: Vacancy Rate 2000	6.3
Factors 2 & 4: Rental Housing with Problems 1990	5,505
Factors 2 & 4: Rental Housing with Problems 2000	6,056
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	0
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	113
Factor 5: Poverty Families 1990	697
Factor 5: Poverty Families 2000	1,150
Factor 6: Population 1990	75,728
Factor 6: Population 2000	78,296
Factor 6: Per Capita Income 1990	\$21,098
Factor 6: Per Capita Income 2000	\$28,096

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

STERLING HEIGHTS

MI

Factor 1: Renter Poverty Households 1990	926
Factor 1: Renter Poverty Households 2000	1,158
Factor 1: Vacancy Rate 1990	8.6
Factor 1: Vacancy Rate 2000	3.9
Factors 2 & 4: Rental Housing with Problems 1990	3,157
Factors 2 & 4: Rental Housing with Problems 2000	3,439
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	22
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	57
Factor 5: Poverty Families 1990	892
Factor 5: Poverty Families 2000	1,335
Factor 6: Population 1990	117,810
Factor 6: Population 2000	124,471
Factor 6: Per Capita Income 1990	\$17,084
Factor 6: Per Capita Income 2000	\$24,958

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

TAYLOR

MI

Factor 1: Renter Poverty Households 1990	2,056
Factor 1: Renter Poverty Households 2000	1,546
Factor 1: Vacancy Rate 1990	5.9
Factor 1: Vacancy Rate 2000	6.7
Factors 2 & 4: Rental Housing with Problems 1990	2,675
Factors 2 & 4: Rental Housing with Problems 2000	2,684
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	206
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	124
Factor 5: Poverty Families 1990	2,126
Factor 5: Poverty Families 2000	1,585
Factor 6: Population 1990	70,811
Factor 6: Population 2000	65,868
Factor 6: Per Capita Income 1990	\$12,955
Factor 6: Per Capita Income 2000	\$19,638

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

TROY CITY

MI

Factor 1: Renter Poverty Households 1990	494
Factor 1: Renter Poverty Households 2000	650
Factor 1: Vacancy Rate 1990	6.2
Factor 1: Vacancy Rate 2000	3.8
Factors 2 & 4: Rental Housing with Problems 1990	1,930
Factors 2 & 4: Rental Housing with Problems 2000	2,102
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	32
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	56
Factor 5: Poverty Families 1990	391
Factor 5: Poverty Families 2000	371
Factor 6: Population 1990	72,884
Factor 6: Population 2000	80,959
Factor 6: Per Capita Income 1990	\$23,249
Factor 6: Per Capita Income 2000	\$35,936

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

WARREN

MI

Factor 1: Renter Poverty Households 1990	1,701
Factor 1: Renter Poverty Households 2000	1,558
Factor 1: Vacancy Rate 1990	6.2
Factor 1: Vacancy Rate 2000	5
Factors 2 & 4: Rental Housing with Problems 1990	4,384
Factors 2 & 4: Rental Housing with Problems 2000	3,907
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	297
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	308
Factor 5: Poverty Families 1990	2,040
Factor 5: Poverty Families 2000	1,911
Factor 6: Population 1990	144,864
Factor 6: Population 2000	138,247
Factor 6: Per Capita Income 1990	\$15,224
Factor 6: Per Capita Income 2000	\$21,407

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

WATERFORD TOWNSHIP MI

Factor 1: Renter Poverty Households 1990	780
Factor 1: Renter Poverty Households 2000	859
Factor 1: Vacancy Rate 1990	6
Factor 1: Vacancy Rate 2000	5.1
Factors 2 & 4: Rental Housing with Problems 1990	2,169
Factors 2 & 4: Rental Housing with Problems 2000	2,442
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	72
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	80
Factor 5: Poverty Families 1990	669
Factor 5: Poverty Families 2000	725
Factor 6: Population 1990	66,692
Factor 6: Population 2000	73,150
Factor 6: Per Capita Income 1990	\$16,661
Factor 6: Per Capita Income 2000	\$27,432

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

WESTLAND

MI

Factor 1: Renter Poverty Households 1990	1,520
Factor 1: Renter Poverty Households 2000	1,639
Factor 1: Vacancy Rate 1990	5.8
Factor 1: Vacancy Rate 2000	5.7
Factors 2 & 4: Rental Housing with Problems 1990	4,504
Factors 2 & 4: Rental Housing with Problems 2000	4,736
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	437
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	263
Factor 5: Poverty Families 1990	1,241
Factor 5: Poverty Families 2000	1,054
Factor 6: Population 1990	84,724
Factor 6: Population 2000	86,602
Factor 6: Per Capita Income 1990	\$15,079
Factor 6: Per Capita Income 2000	\$22,615

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

WYOMING

MI

Factor 1: Renter Poverty Households 1990	1,023
Factor 1: Renter Poverty Households 2000	1,292
Factor 1: Vacancy Rate 1990	6.1
Factor 1: Vacancy Rate 2000	5.3
Factors 2 & 4: Rental Housing with Problems 1990	2,332
Factors 2 & 4: Rental Housing with Problems 2000	2,951
Factor 4: Construction Cost Index 2001	89
Factor 4: Construction Cost Index 2002	88
Factor 3: Poverty Families Renting Pre-1950 Units 1990	89
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	174
Factor 5: Poverty Families 1990	921
Factor 5: Poverty Families 2000	908
Factor 6: Population 1990	63,891
Factor 6: Population 2000	69,368
Factor 6: Per Capita Income 1990	\$13,271
Factor 6: Per Capita Income 2000	\$19,287

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

GENESEE COUNTY

MI

Factor 1: Renter Poverty Households 1990	5,722
Factor 1: Renter Poverty Households 2000	4,429
Factor 1: Vacancy Rate 1990	6.9
Factor 1: Vacancy Rate 2000	9.4
Factors 2 & 4: Rental Housing with Problems 1990	9,922
Factors 2 & 4: Rental Housing with Problems 2000	8,298
Factor 4: Construction Cost Index 2001	99
Factor 4: Construction Cost Index 2002	99
Factor 3: Poverty Families Renting Pre-1950 Units 1990	827
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	711
Factor 5: Poverty Families 1990	6,549
Factor 5: Poverty Families 2000	4,815
Factor 6: Population 1990	290,567
Factor 6: Population 2000	303,658
Factor 6: Per Capita Income 1990	\$15,111
Factor 6: Per Capita Income 2000	\$22,887

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

KENT COUNTY

MI

Factor 1: Renter Poverty Households 1990	1,921
Factor 1: Renter Poverty Households 2000	2,885
Factor 1: Vacancy Rate 1990	9.9
Factor 1: Vacancy Rate 2000	5.7
Factors 2 & 4: Rental Housing with Problems 1990	5,179
Factors 2 & 4: Rental Housing with Problems 2000	7,384
Factor 4: Construction Cost Index 2001	89
Factor 4: Construction Cost Index 2002	88
Factor 3: Poverty Families Renting Pre-1950 Units 1990	82
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	316
Factor 5: Poverty Families 1990	2,233
Factor 5: Poverty Families 2000	2,837
Factor 6: Population 1990	245,201
Factor 6: Population 2000	304,194
Factor 6: Per Capita Income 1990	\$16,504
Factor 6: Per Capita Income 2000	\$24,800

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MACOMB COUNTY

MI

Factor 1: Renter Poverty Households 1990	2,903
Factor 1: Renter Poverty Households 2000	3,408
Factor 1: Vacancy Rate 1990	8.3
Factor 1: Vacancy Rate 2000	5.7
Factors 2 & 4: Rental Housing with Problems 1990	6,997
Factors 2 & 4: Rental Housing with Problems 2000	7,391
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	295
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	511
Factor 5: Poverty Families 1990	2,713
Factor 5: Poverty Families 2000	2,989
Factor 6: Population 1990	249,456
Factor 6: Population 2000	318,720
Factor 6: Per Capita Income 1990	\$16,493
Factor 6: Per Capita Income 2000	\$25,733

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

OAKLAND COUNTY

MI

Factor 1: Renter Poverty Households 1990	5,625
Factor 1: Renter Poverty Households 2000	6,044
Factor 1: Vacancy Rate 1990	6.7
Factor 1: Vacancy Rate 2000	5.9
Factors 2 & 4: Rental Housing with Problems 1990	15,210
Factors 2 & 4: Rental Housing with Problems 2000	16,913
Factor 4: Construction Cost Index 2001	102
Factor 4: Construction Cost Index 2002	103
Factor 3: Poverty Families Renting Pre-1950 Units 1990	764
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	868
Factor 5: Poverty Families 1990	5,875
Factor 5: Poverty Families 2000	5,563
Factor 6: Population 1990	547,066
Factor 6: Population 2000	635,878
Factor 6: Per Capita Income 1990	\$19,958
Factor 6: Per Capita Income 2000	\$31,794

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

WAYNE COUNTY

MI

Factor 1: Renter Poverty Households 1990	14,331
Factor 1: Renter Poverty Households 2000	10,919
Factor 1: Vacancy Rate 1990	6.7
Factor 1: Vacancy Rate 2000	6.5
Factors 2 & 4: Rental Housing with Problems 1990	21,833
Factors 2 & 4: Rental Housing with Problems 2000	19,139
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	3,299
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	3,527
Factor 5: Poverty Families 1990	11,464
Factor 5: Poverty Families 2000	8,916
Factor 6: Population 1990	521,200
Factor 6: Population 2000	532,922
Factor 6: Per Capita Income 1990	\$16,575
Factor 6: Per Capita Income 2000	\$25,741

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MI HOME NON-ENTITLED

MI

Factor 1: Renter Poverty Households 1990	98,842
Factor 1: Renter Poverty Households 2000	83,787
Factor 1: Vacancy Rate 1990	7.1
Factor 1: Vacancy Rate 2000	6.5
Factors 2 & 4: Rental Housing with Problems 1990	156,793
Factors 2 & 4: Rental Housing with Problems 2000	148,633
Factor 4: Construction Cost Index 2001	98
Factor 4: Construction Cost Index 2002	99
Factor 3: Poverty Families Renting Pre-1950 Units 1990	14,166
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	19,032
Factor 5: Poverty Families 1990	102,325
Factor 5: Poverty Families 2000	78,764
Factor 6: Population 1990	5,278,383
Factor 6: Population 2000	5,439,137
Factor 6: Per Capita Income 1990	\$14,415
Factor 6: Per Capita Income 2000	\$22,371

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HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

CNSRT-WASHTENAW COUNTY MI

Factor 1: Renter Poverty Households 1990	3,472
Factor 1: Renter Poverty Households 2000	4,524
Factor 1: Vacancy Rate 1990	7.8
Factor 1: Vacancy Rate 2000	5.8
Factors 2 & 4: Rental Housing with Problems 1990	5,986
Factors 2 & 4: Rental Housing with Problems 2000	7,904
Factor 4: Construction Cost Index 2001	105
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	268
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	649
Factor 5: Poverty Families 1990	1,878
Factor 5: Poverty Families 2000	2,242
Factor 6: Population 1990	70,153
Factor 6: Population 2000	123,400
Factor 6: Per Capita Income 1990	\$13,446
Factor 6: Per Capita Income 2000	\$25,439

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